

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL F-7
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Washington Park Congregation of Jehovah's Witnesses, has expressed an interest in and has submitted a satisfactory proposal for the Development of Disposition Parcel F-7 in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Washington Park Congregation of Jehovah's Witnesses, be and hereby is tentatively designated as Redeveloper of Disposition Parcel F-7 in the Washington Park Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

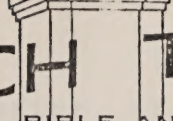
(iii) Final Working Drawings and Specifications;
and

(iv) Proposed development and rental schedule.

2. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).





WATCH TOWER

BIBLE AND TRACT SOCIETY
OF PENNSYLVANIA

CABLE WATCHTOWER

OFFICE OF THE SECRETARY AND TREASURER
124 COLUMBIA HEIGHTS, BROOKLYN, NEW YORK 11201, U.S.A.

TI

October 31, 1974

Washington Park Congregation of
Jehovah's Witnesses, Boston, Massachusetts

Dear Brothers:

Re: Kingdom Hall Financing

We are glad that we are able to give you a favorable reply. Someone whom we know is willing to invest \$100,000.00 in your Kingdom Hall, provided the Society approves and also provided the Society itself takes a first Mortgage on the Kingdom Hall property. This we are willing to do, and we should like to know by immediate reply whether or not you wish to accept this offer.

The amount of the loan would be \$100,000.00 with monthly payments of \$1,000.00. These monthly payments are to be applied first to interest at 3% and then to principal and will include the cost of fire and public liability insurance on your Kingdom Hall. You would have the option of making larger payments at any time you desire.

If you want to take advantage of this offer, then go right ahead and send us all the necessary papers called for by the enclosed list. In preparing the Note and Mortgage your attorney should show the Mortgagee exactly as follows: Watch Tower Bible and Tract Society of Pennsylvania, a nonprofit corporation. Show the first payment date as the first day of the second calendar month after preparation of the papers. Execute all papers before sending them to us. If you have a corporate seal, it should be placed on both the Note and the Mortgage.

Please have your attorney include the following provision in the Mortgage or Deed of Trust that he is to prepare for your Kingdom Hall loan:

"Mortgagor agrees to obtain, and deliver to Mortgagee, written and unconditional waivers of mechanic's liens upon the real property mortgaged hereunder, for all work, labor and services to be performed and materials to be furnished to Mortgagor in connection with any construction on or renovation of said premises, signed by all contractors, subcontractors, material men and laborers to become involved in any such work. Notwithstanding the foregoing, if any mechanic's lien is filed against the premises mortgaged hereunder, or the building located thereon, for work claimed to have been done for, or materials claimed to have been furnished to Mortgagor, it shall be discharged by Mortga-

gor within five (5) days thereafter, at Mortgagor's expense, by filing the bond required by law. In the event that any such lien is not so discharged as herein specified, it shall be a default hereunder and Mortgagee shall be entitled to all the rights and remedies herein provided in the event of a default hereunder, including but not limited to the right to commence foreclosure proceedings forthwith."

A point for special attention: This favorable reply to your request is on the assurance that you have given that you have 'counted the cost' and the funds will complete your Kingdom Hall project. It must be understood by you at this point that we definitely do not expect you to go ahead with your project and then inform us later that you underestimated your costs or changed your construction and therefore need more money.

There appears to be a tendency on the part of some builders, contractors or congregations to underestimate the costs of a project, thereby getting the job started and thereafter pointing out that more funds are needed.

There are some cases where congregations have claimed that they have 'counted the cost,' have undertaken a project, informing us that the financing for which they made arrangements would complete the Kingdom Hall, have gone ahead and then during the course of construction have found that the costs have been underestimated and not actually counted. This is not fair to the congregation publishers and it is certainly not fair to the Society when we negotiate financing.

For these reasons we want you to cover this point thoroughly in your prompt reply to us.

When we receive all the papers, if approved, then we will return the Mortgage for recording and will send the Society's check in the amount requested, representing the funds located for you. We believe at this time that the funds can be sent fairly soon after receipt and approval of the papers. Should it develop that a delay is necessary, we will let you know.

If you have any further questions, we shall be pleased to have an inquiry from your attorney or from the congregation.

We pray Jehovah's blessings on all your efforts.

Watch Tower B. & T. Society
OF PENNSYLVANIA

Encl.

Leroy Davis
224 Mason Terrace
Brookline, Massachusetts 02146

Leroy Davis, as Designer and Builder, has designed thirty (30) Church Buildings for Jehovah's Witnesses in Massachusetts, New York, Rhode Island and Connecticut, and has supervised construction for eighteen (18) in Boston and Greater Boston. All such buildings have been financed in full by the Watchtower Bible & Tract Society of Pennsylvania, 124 Columbia Heights, Brooklyn, N. Y. 11201, and all such buildings have been finished on time and dedicated to their worship.

At the present time, five (5) other buildings are being planned for Boston and Greater Boston.

Let it also be understood that 50% to 80% of all work will be donated as usual as in all their projects.

PART I

HUD-6004
(4-68)

F. REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Washington Park Congregation of Jehovah's Witnesses
- b. Address of Redeveloper: c/o Mr. John Bell, 114 Harrishof Street, Dorchester
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

Boston

Massachusetts

in the City of _____, State of _____,
is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

☐ A corporation.

☒ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Bariffe G. McKenzie, Presiding Overseer

John Bell, Ministry School Overseer & Howard V. Doyle, Field Overseer*

*All Overseers of Congregation are non-salaried.

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment: \$
- b. Cost per dwelling unit of any residential redevelopment \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE</u>	<u>ESTIMATED AVERAGE</u>
	<u>MONTHLY RENTAL</u>	<u>SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ _____

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: August 16, 1974 _____

Name
Dated: *Robert Beal* _____

H. V. Doyle, Jr.

Signature

Frank J. ...

Signature

President, Overseas

Title

Title

25 Townsend St Roxbury 02119

Address and ZIP Code

114 ... St ...

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

December 5, 1974 2961

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24
TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL F-7

Disposition Parcel F-7 is located on the corner of Humboldt Avenue and Ruthven Street, in the Washington Park Urban Renewal Area. On January 31, 1974, the tentative designation of the First Church of God of Roxbury for this parcel was rescinded, and the Authority re-advertised for a developer.

Several responses to the re-advertisement were received, and of these it was determined that that of the Washington Park Congregation of Jehovah's Witnesses was the most acceptable. Their proposal calls for the construction of a 300 seat Kingdom Hall, on the 26,066 square foot parcel. Off street parking facilities will be made available. The estimated cost of the structure will be \$100,000.00, with much of the construction to be done by volunteers.

The Board approved price for Parcel F-7 is \$10,400.00

This use is compatible with the neighborhood and the Urban Renewal Plan. It is therefore, recommended that the Authority tentatively designate the Washington Park Congregation of Jehovah's Witnesses Redevelopers of Parcel F-7 in the Washington Park Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

